

CERTIFICATE OF FEE PAYMENT
I, HEREBY CERTIFY THAT ALL FEES FOR THE MOSS CREEK VILLAGE, ASHTON GROVE, MAP 2 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.
DATE 8/14/06 FINANCE DIRECTOR [Signature]

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC
FILED FOR REGISTRATION ON THE 18 DAY OF August 2006
AT 8:25 O'CLOCK A.M.
AND REGISTERED IN RECORD BOOK
NO. 50 PAGE 43

[Signature]
REGISTER OF DEEDS

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
I, HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON August 16, 2006
DATE 8-14-06 CITY CLERK [Signature]

PLAT REVIEW OFFICERS CERTIFICATE
(as required by N.C.G.S. 47-30.2)
STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS.
DATE 8-17-2006 REVIEW OFFICER [Signature]

NOTES

- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 4681096141
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194
DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37., DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
CITY OF CONCORD WATER AND SEWER IS AVAILIABLE TO ALL LOTS.
ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
ALL AREAS CALCULATED BY COORDINATE METHOD.
CENTERLINE STREET DISTANCES
TRANQUILITY = 308'
RAVENS CROFT LANN NW = 430'
- PROPERTY IS NOT LOCATED WITHIN 2000' OF A NCGS CONTROL MONUMENT.

- LEGEND
- PSDE PRIVATE STORM DRAINAGE EASEMENT
 - R/W RIGHT OF WAY
 - SS SANITARY SEWER
 - M.B.L. MINIMUM BUILDING LINE
 - S.T.E. SIGHT TRIANGLE EASEMENT
 - RY REAR YARD
 - COS COMMON OPEN SPACE
 - CM CONTROL CORNER
 - LOT LINE/PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SETBACK/YARD LINE
 - PROPERTY CORNER
 - CONCRETE MONUMENT
 - NCGS MONUMENT

FUTURE DEVELOPMENT
J&B DEVELOPMENT AND MANAGEMENT, INC
DB 4971-220
TAX PARCEL # 4681096141

Street Blades:
[1] 9750 Ravenscroft Ln NW at
1620 Tranquility Ave NW

CM-2
N 619304.4255
E 1480214.4030
N81°15'35"E
3763.51 (GROUND)
TO NCGS "ORCHARD"
GCF=0.999848497

CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS

CITY OF CONCORD
MOSS CREEK VILLAGE, ASHTON GROVE, MAP 2
NAME OF SUBDIVISION
TRANQUILITY AVENUE NW, RAVENS CROFT LANE NW
NAME OF STREETS IN SUBDIVISION
J & B DEVELOPMENT AND MANAGEMENT, INC.
SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF, CERTIFY THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWS AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES INCLUDING BUT NOT LIMITED TO, GS 14-100 AND 136-102.6 AND THE CODE OF ORDINANCES OF THE CITY OF CONCORD.

[Signature]
REGISTERED PROFESSIONAL ENGINEER
29921 17 Aug 06
REGISTRATION NO. DATE

NORTH CAROLINA
COUNTY OF Cabarrus
I, Mark A. Smith, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Robert N. Burkett PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE SIGNATURE OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 30 DAY OF August, 2006.
MY COMMISSION EXPIRES: 2/16/09
[Signature]
NOTARY PUBLIC

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

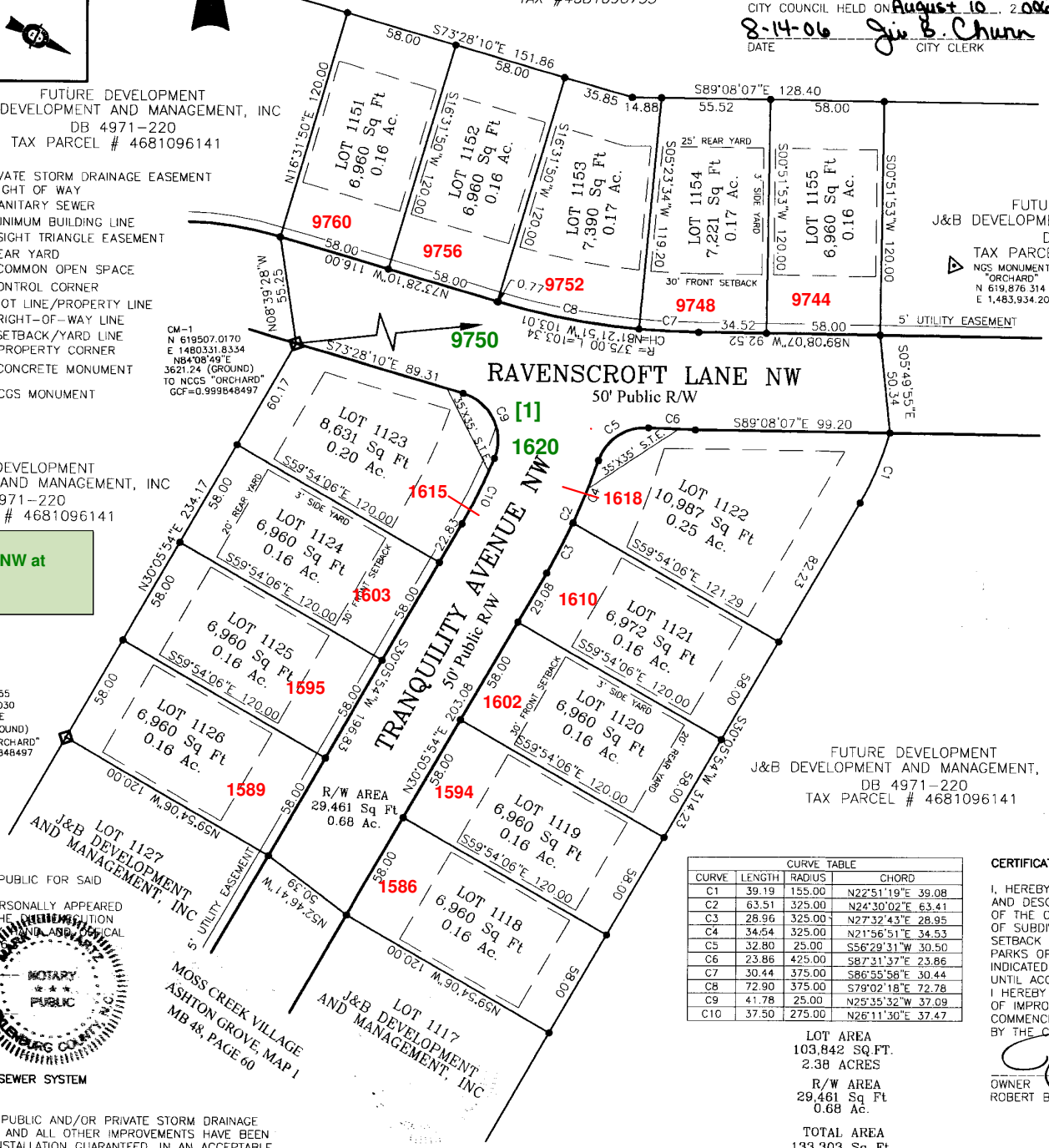
I, HEREBY CERTIFY THAT ALL STREETS PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA
DATE 8/15/06 DIRECTOR OF ENGINEERING [Signature]

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 2, 1994
FEMA PANEL 37025C0030D

State of North Carolina
County of Cabarrus
I, James H. Mauney, Jr., certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended; Witness my original signature, registration number and seal this 29th day of November, 2004.
[Signature]
Registration Number 1,3385

RAVENS CROFT LANE NW

TRANQUILITY AVENUE NW



CURVE	LENGTH	RADIUS	CHORD
C1	39.19	155.00	N27°51'19"E 39.08
C2	63.51	325.00	N24°30'02"E 63.41
C3	28.96	325.00	N27°32'43"E 28.95
C4	34.54	325.00	N21°56'51"E 34.53
C5	32.80	25.00	S86°29'31"W 30.50
C6	23.86	425.00	S87°31'37"E 23.86
C7	30.44	375.00	S86°55'58"E 30.44
C8	72.90	375.00	S79°02'18"E 72.78
C9	41.78	25.00	N25°35'32"W 37.09
C10	37.50	275.00	N26°11'30"E 37.47

LOT AREA
103,842 SQ.FT.
2.38 ACRES
R/W AREA
29,461 Sq Ft
0.68 Ac.
TOTAL AREA
133,303 Sq Ft
3.06 Ac.

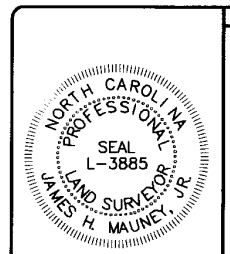
CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MOSS CREEK VILLAGE, ASHTON GROVE, MAP 2 SUBDIVISION WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 8/10/2006, 2006.
DATE 8/10/2006 DEVELOPMENT SERVICES DIRECTOR [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE. AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY OR FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

[Signature] 8-3-06
OWNER ROBERT BURKETT DATE



REVISIONS
08-03-06 PER PLANNING COMMENTS

FINAL MAJOR PLAT MOSS CREEK VILLAGE ASHTON GROVE, MAP 2 TOWNSHIP #3, CITY OF CONCORD CABARRUS COUNTY, NC OWNER: J&B DEVELOPMENT AND MANAGEMENT, INC 9179 DAVIDSON HWY., CONCORD, NC 28027 PHONE 704-782-7800 JAMES MAUNEY & ASSOCIATES, P.A. PROFESSIONAL SURVEYORS 18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031 TEL: 704-987-3662 - FAX: 704-987-3863						
CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
AP	JM		1"=50'	07-11-2006	2020	F281